

**13 Berry Street, Paddington, Qld 4064**



**House For Sale**

Wednesday, 7 February 2024

13 Berry Street, Paddington, Qld 4064

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 405 m2**

**Type: House**



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## FOR SALE

A spectacular result of inspired design by Tim Stewart Architects, the finest selection of artful furnishings and an unwavering attention to detail. This home maximizes natural light with expansive floor-to-ceiling windows, magnificent architectural elements, and tasteful incorporation of natural textures, ensuring a timeless aesthetic. Completed with a commitment to quality that the concept deserved, this superb home invites you to be the first to enjoy its sequence of unforgettable spaces. Spread across three expansive levels, this property boasts luxurious lounge and dining areas seamlessly transitioning to a lavish alfresco balcony, a private protected courtyard, and a glass fenced swimming pool surrounded by a low maintenance landscaped yard. The home's intelligent design is perfect for entertaining, enhanced by cutting edge technologies and chic contemporary inclusions. It features a gourmet kitchen impressively appointed with the finest Miele appliances, integrated dishwashers and sleek stone bench tops, complemented by a bespoke ancillary butler's pantry equipped with ample storage. Accommodation comprises five generous sized bedrooms considerably located over the three levels. The opulent king-sized master features a superb balcony, sizable walk-in robe and a marble ensuite with double shower and luxe freestanding bathtub. This incredible home offers a notable list of features, some of which include:

- 3 distinct living areas + 4 outdoor areas
- Large open spaces yet remarkably private
- Miele gas cooktop, pyrolytic oven
- Integrated Miele dishwasher to kitchen & butler's pantry
- Feature wine cellar with built-in storage
- 5 generous sized bedrooms, 3 bathrooms
- King-sized master with balcony, WIR & ensuite
- Built-in study nook with seating for 2
- Ducted air with MyAir + security & intercom
- Built-in laundry with private drying area
- An abundance of dedicated storage inside & out
- Garage accommodation for 3 vehicles
- 5kw Solar Power Inverter + 3 level lift well provision
- Low maintenance sub-tropical surrounds with sprinkler system

The location speaks volumes – just minutes away from the vibrant cafes, restaurants, and markets of Rosalie, and conveniently situated within the catchment zone of Milton State School. 13 Berry Street is three levels of minimalist functionality with living spaces that possess an aura of comfort, tactfully achieved via a calming neutral palette, rich textures and warm timber joinery throughout. Your personal inspection is highly recommended.